



## City of Los Altos

### 2013 CALIFORNIA GREEN BUILDING STANDARDS Chapter 12:26 Los Altos Municipal Code (LMC) California Green Building Standards Code

**Notice:** Effective January 1, 2014 Adoption of the 2013 California Green Building Standards Code. The provisions of this code shall apply to the planning, design, operation, construction, use and occupancy of every newly constructed building or structure. Additions and alterations to existing buildings shall comply as indicated in Chapters 4 and 5.

- **NEW/REMODELED single-family, multiple-family and other “R” occupancies:**
  - Prior to building permit submittal, incorporate into the plans verification forms that the building is designed to meet all CalGreen Chapter 4, Residential Mandatory Measures. Provide a CalGreen Residential Checklist produced by the City of Los Altos and verified by a “Qualified Green Building Professional”. These Verification forms are available at the Community Development Department Planning Division, or may be accessed on-line at the City of Los Altos Web site [www.losaltosca.gov](http://www.losaltosca.gov)
  - CalGreen Chapter 4, Residential Mandatory Measures shall be applied to new buildings, additions, tear-downs or alterations of existing residential and associated structures where the addition or alteration increases the building’s conditioned area, volume or size. The requirements shall apply only to and/or within the specific area of teardown and/or alteration.
  - Prior to **final inspection**: the Building Division shall receive a signed copy of **Section 2 –Implementation Verification** of the CalGreen Residential Checklist for verification the building is in compliance with CalGreen and Chapter 12:26 (LMC).
- **NEW/REMODELED commercial, mixed-use, and public and community facility buildings:**
  - Prior to building permit submittal, incorporate into the plans verification forms that the building is designed to meet all CalGreen Chapter 5, Nonresidential Mandatory Measures.
  - Nonresidential additions and/or alterations: The provisions of individual sections of Chapter 5 apply to newly constructed buildings, buildings additions of 1,000 square feet or greater, and/or building alterations with a permit value of \$200,000 or above. Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work
  - Prior to **final inspection**: the Building Division shall receive a signed copy of **Section 2 –Implementation Verification** of the CalGreen Nonresidential Checklist for verification the building is in compliance with CalGreen and Chapter 12:26 (LMC).

These regulations will affect all applicable projects submitted for Building Permit on or after January 1, 2014. Please note that it is important to review these CalGreen Building Standards Regulations with your design professional as early in the design process as possible. The City will only accept plans for building permit plan checking that are verified to meet the minimum GreenPoint ratings.